

Springfield

December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	54 Garden Oval	Split Level	3	1.1	23	\$289,900	\$289,900	\$302,000	104.17%	\$155,700	1.94
2	108 Battle Hill Avenue	Colonial	4	2.1	163	\$549,000	\$499,000	\$490,000	98.20%		
3	87C Troy Drive	FirstFlr	2	1.0	126	\$255,000	\$250,000	\$235,000	94.00%	\$74,300	3.16
4	4 Essex Road	Split Level	3	2.0	109	\$419,000	\$389,900	\$375,000	96.18%	\$154,000	2.44
5	24 Cottage Lane	Split Level	4	2.2	137	\$599,900	\$579,000	\$550,000	94.99%	\$238,500	2.31
6	445 Morris Avenue 8-A	OneFloor	1	1.0	14	\$109,900	\$109,900	\$109,900	100.00%	\$59,800	1.84
7	51 Tooker Avenue	Colonial	4	2.0	78	\$439,000	\$425,000	\$420,000	98.82%	\$116,100	3.62
8	427 Mountain Avenue	Colonial	4	2.0	114	\$449,975	\$395,000	\$399,900	101.24%	\$123,100	3.25
9	445 Morris Avenue 2-C	OneFloor	1	1.0	122	\$150,000	\$125,000	\$122,500	98.00%	\$53,400	2.29
10	445 Morris Avenue 17-D	TwndEndUn	1	1.0	42	\$134,900	\$134,900	\$123,000	91.18%	\$57,300	2.15
11	445 Morris Avenue 2-D	OneFloor	1	1.0	21	\$137,900	\$137,900	\$138,950	100.76%	\$62,800	2.21
12	49 Oakland Avenue	CapeCod	3	1.0	67	\$314,900	\$299,999	\$305,000	101.67%	\$115,900	2.63
13	284 S Springfield Avenue	Custom	4	2.1	55	\$405,000	\$395,000	\$381,000	96.46%	\$137,000	2.78
14	60 Marion Avenue	Colonial	4	1.1	47	\$259,000	\$259,000	\$240,000	92.66%	\$92,200	2.60
15	56 Hillside Avenue	Custom	3	3.0	57	\$419,000	\$419,000	\$412,500	98.45%	\$139,100	2.97
16	54 Springbrook Road	Colonial	3	1.1	28	\$464,999	\$459,999	\$460,000	100.00%	\$153,500	3.00
17	35-B Troy Drive Bldg 5	TwndEndUn	2	2.0	27	\$259,900	\$259,900	\$242,800	93.42%	\$87,500	2.77
18	34 Cottler Avenue	CapeCod	3	1.0	23	\$225,000	\$225,000	\$225,000	100.00%	\$141,300	1.59
19	284 Northview Terrace	Ranch	2	2.0	19	\$389,000	\$389,000	\$416,000	106.94%	\$159,900	2.60
20	71B Troy Drive	OneFloor	1	1.0	29	\$179,000	\$179,000	\$179,000	100.00%	\$66,000	2.71
AVERAGE					65	\$322,514	\$311,070	\$306,378	98.36%		2.57

"ACTIVE" LISTINGS IN SPRINGFIELD

Number of Units: 48
Average List Price: \$482,223
Average Days on Market: 104

"UNDER CONTRACT" LISTINGS IN SPRINGFIELD

Number of Units: 39
Average List Price: \$361,726
Average Days on Market: 88

Springfield 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	138	61	63	66	80	73	84	53	82	91	54	65	73
List Price	\$341,650	\$457,967	\$326,856	\$339,985	\$412,331	\$402,305	\$351,233	\$380,563	\$411,245	\$395,779	\$354,850	\$311,070	\$369,457
Sales Price	\$318,333	\$445,000	\$312,844	\$322,481	\$405,250	\$388,262	\$335,000	\$371,632	\$395,773	\$377,580	\$345,150	\$306,378	\$356,985
Sales Price as a % of List Price	92.87%	95.90%	95.72%	92.61%	98.45%	96.61%	95.78%	97.79%	96.57%	95.99%	97.33%	98.36%	96.53%
Sales Price to Assessed Value	2.37	2.89	2.41	2.65	2.76	2.65	2.52	2.64	2.68	2.40	2.70	2.57	2.60
# Units Sold	6	3	9	13	16	21	18	19	11	10	10	20	156
Active Listings	48	50	60	78	95	84	77	76	86	84	63	48	71
Under Contracts	28	37	45	47	41	40	36	35	37	42	49	39	40

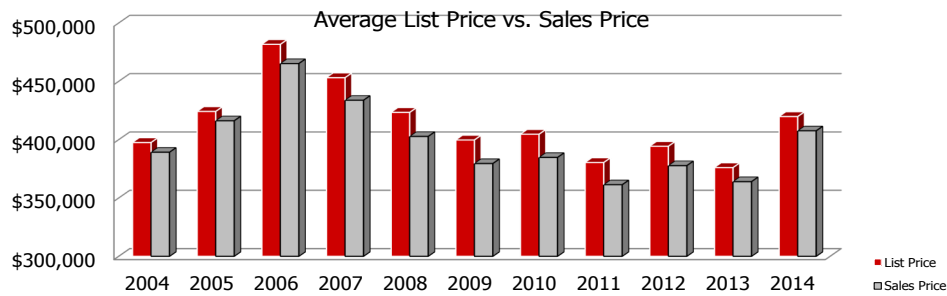
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	59	73	22.95%
Sales Price	\$407,579	\$356,985	-12.41%
Sales Price as a % of List Price	97.20%	96.53%	-0.69%

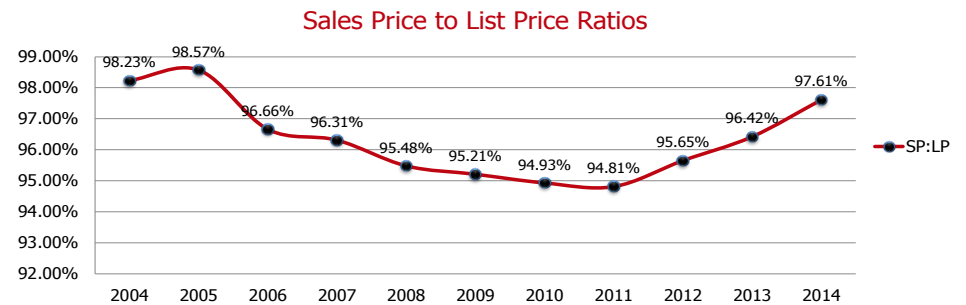


	2014	2015	% Change
# Units Sold	186	156	-16.13%
Active Listings	45	48	6.67%
Under Contracts	26	39	50.00%

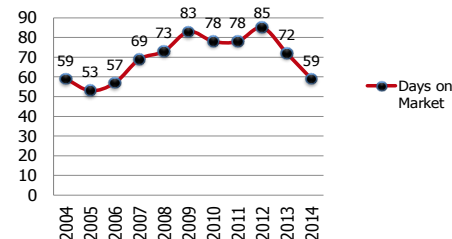
Springfield Yearly Market Trends



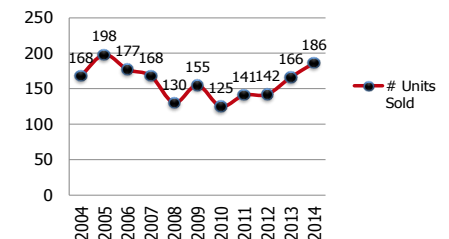
Springfield Yearly Market Trends



Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio

